



## **COMPLIANCE NOTIFICATION FOR THE NEW CERTIFICATE OF USE FOR THE SALE OF FORECLOSED PROPERTIES**

On December 2, 2008 the Board of County Commissioners adopted Ordinance No. 08-133, (which became effective on December 12, 2008) requiring the issuance of a Certificate of Use (CU) for residential properties in **unincorporated** Miami-Dade County, which are acquired through a Certificate of Title (Foreclosures and Judgments), in accordance with Chapter 45, Florida Statutes. This process will require that affected individuals/institutions obtain a CU, prior to offering such property for a sale, transfer or alienation. The Department is interpreting the latter to mean that a Certificate of Title holder must obtain a Certificate of Use prior to making or accepting offers for sale from a potential buyer of such property. As such, it will not prohibit any listing or marketing efforts of the seller prior to the issuance of the Certificate of Use.

On March 3, 2009 the Board adopted the two implementing orders for establishing the Certificate of Use requirement for the sale of foreclosed properties. Although Ordinance No. 08-133 has been in effect since December 12, 2008 and the implementing orders on March 13, 2009, the Department has determined that for enforcement purposes the effective date of the new Certificate of Use requirement for the sale of foreclosed properties shall be **April 1, 2009**.